



PLANNING COMMISSION MEETING MINUTES

Monday September 20, 2021 at 7:00pm | Borough Council Chambers

Members Present: Charles Strauss, Martin Jolin, Dominic Picarelli, and John Rice.

Staff Members: Carly Marshall, Planning Director, Adam Boyer, Planning Commission Solicitor, Chad Clabaugh, Borough Engineer

Members of the Public: Gary Shaffer, Shaffer Design; Bernard Yannetti, Hartman & Yanetti; Dominic Picarelli, KPI Technology; PK Hoover, Gemmell LLC

Convene Meeting: Planning Commission Chair Charles Strauss called to order the Monday September 20, 2021 meeting of the Gettysburg Borough Planning Commission at 7:00 p.m.

Review and Approve Agenda: Mr. Picarelli made a motion to accept the Planning Commission agenda as presented. Mr. Rice provided a second, and the motion carried unanimously.

Review and Approve Minutes: Mr. Rice made a motion to accept the July 19, 2021 meeting minutes as presented. Mr. Picarelli provided a second and the motion carried unanimously.

Public Comment: None.

High Street Brews Variance Application: Mr. Picarelli recused himself from Planning Commission deliberation on the High Street Brews project.

Mr. Shaffer presented the Variance application to allow an expansion of an existing nonconformity of a commercial building over 2,000 square feet in the Elm Street Overlay (ESO) District. Mr. Shaffer explained that the present store was existing when the ESO District was instituted, making it nonconforming. He stated High Street Brews must expand their building to increase sales floor area to allow for greater variety to remain viable in the current industry. He explained that where the building is located is much more nonresidential than residential in nature, they have been in this location serving the community for decades, and with this proposed renovation they plan to change all siding, and increase the perimeter landscaping.

There was some discussion about the character of the surrounding area, and with loading/unloading challenges with the current site configuration.

Mr. Rice made a motion to recommend to the Zoning Hearing Board approval of the Variance request with the following considerations: The proposal does not appear to change the character of the neighborhood; The proposed plan will improve the character of the site; The square foot limitations in the ESO District appear to be based on much smaller lots, this is a large parcel able to accommodate a larger building; The current business predates the Elm Street Overlay standards.

Mr. Jolin provided a second, and the motion passed 3-0 with Mr. Picarelli abstaining.

High Street Brews Sketch Plan Review: Mr. Picarelli presented a sketch plan for High Street Brews. There was some discussion about required parking spaces, orientation of access to the lot, and requirements for landscaping on terminal island ends that are proposed in the parking lot.

Ms. Marshall commented that the applicant should avoid areas where people are backing out of parking spaces in line with parking lot entrances.

SALDO Modification Request Form: Ms. Marshall presented a form to add to the Subdivision and Land Development application for SALDO modification requests. Presently the SALDO requires applicants to request modifications in writing to the plans administrator in advance of Planning Commission meetings. This addendum to the application will make that more clear to applicants up front in the application process.

SALDO Section 22-1009.1.B Sewer Lateral Modification Requirements: Ms. Marshall presented a draft document to be used by applicants requesting modifications from SALDO Section 22-1009.1.B for separating sewer laterals. There was some discussion on whether the form would be sufficient in certifying that sewer laterals are in sufficient condition to meet the requirements for a waiver, given the trouble the Planning Commission has had getting people to meet inspection video requirements to date. Mr. Jolin requested that staff reach out to GMA to find out if they would be willing to be present for sewer lateral video inspections to ensure the inspections are being performed correctly.

Announcements: Mr. Strauss announced the next Planning Commission Meeting is October 18, 2021 in Borough Council Chambers.

Additional Comments from Planning Commissioners: None.

Public Comment: None.

Adjournment: Mr. Rice made the motion to adjourn at 8:20 p.m., Mr. Picarelli provided a second, and the motion carried unanimously.